| 096.0 | 0004 | 0009.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,027,700 | / | 1,027,700 |
| USE VALUE: | 1,027,700 | / | 1,027,700 |
| ASSESSED: | 1,027,700 | / | 1,027,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 100 | | COLUMBIA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PENNINGTON LEWIS |
| Owner 2: | FARRELL MISTY |
| Owner 3: | |
| Street 1: | 100 COLUMBIA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CASCO DOROTHEA J - |
| Owner 2: | - |
| Street 1: | 100 COLUMBIA RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,466 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2040 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8466.000 | 555,900 | | 471,800 | 1,027,700 |
| Total Card | 0.194 | 555,900 | | 471,800 | 1,027,700 |
| Total Parcel | 0.194 | 555,900 | | 471,800 | 1,027,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.77 | /Parcel: 503.7

**Legal Description**

**User Acct** 62979

**GIS Ref**

**GIS Ref**

**Insp Date** 11/28/16

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 096.0-0004-0009.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 555,900 | 0 | 8,466. | 471,800 | 1,027,700 | 1,027,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 411,500 | 0 | 8,466. | 471,800 | 883,300 | 883,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 324,800 | 0 | 8,466. | 404,400 | 729,200 | 729,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 324,800 | 0 | 8,466. | 377,400 | 702,200 | 702,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 324,800 | 0 | 8,466. | 323,500 | 648,300 | 648,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 316,800 | 0 | 8,466. | 289,800 | 606,600 | 606,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 316,800 | 0 | 8,466. | 268,200 | 585,000 | 585,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 316,800 | 0 | 8,466. | 255,800 | 572,600 | 572,600 | | 12/13/2012 |

!7872!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:28:32 |

**LAST REV**

| Date | Time |
|---|---|
| 07/26/18 | 11:36:55 |

apro

**PAT ACCT.** 7872

## SALES INFORMATION

**TAX DISTRICT**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CASCO DOROTHEA | 68878-370 | | 2/10/2017 | Change>Sale | 750,000 | No | No | | |
| | 12038-503 | | 7/19/1971 | | 36,000 | No | No | | Paul J Casco dod 1/12/17 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/22/2017 | 1070 | Heat App | 14,000 | C | | | | |
| 4/25/2017 | 474 | Inter Fi | 179,800 | O | | | | |
| 3/14/2003 | 161 | Re-Roof | 7,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/8/2018 | SQ Returned | EMK | Ellen K |
| 11/28/2016 | Measured | DGM | D Mann |
| 4/7/2009 | Meas/Inspect | 163 | PATRIOT |
| 4/12/2000 | Inspected | 263 | PATRIOT |
| 12/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 62979 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8466 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 4 | | | | | | | | | 471,785 | | | | | | 471,800 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.19435 | Total SF/SM: | 8466 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | |
| Total: | 471,785 | Spl Credit | | Total: | 471,800 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 5 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1935 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.16470575 |
| Const Adj.: | 0.99138588 |
| Adj $ / SQ: | 144.334 |
| Other Features: | 110716 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 623162 |
| Depreciation: | 67301 |
| Depreciated Total: | 555860 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

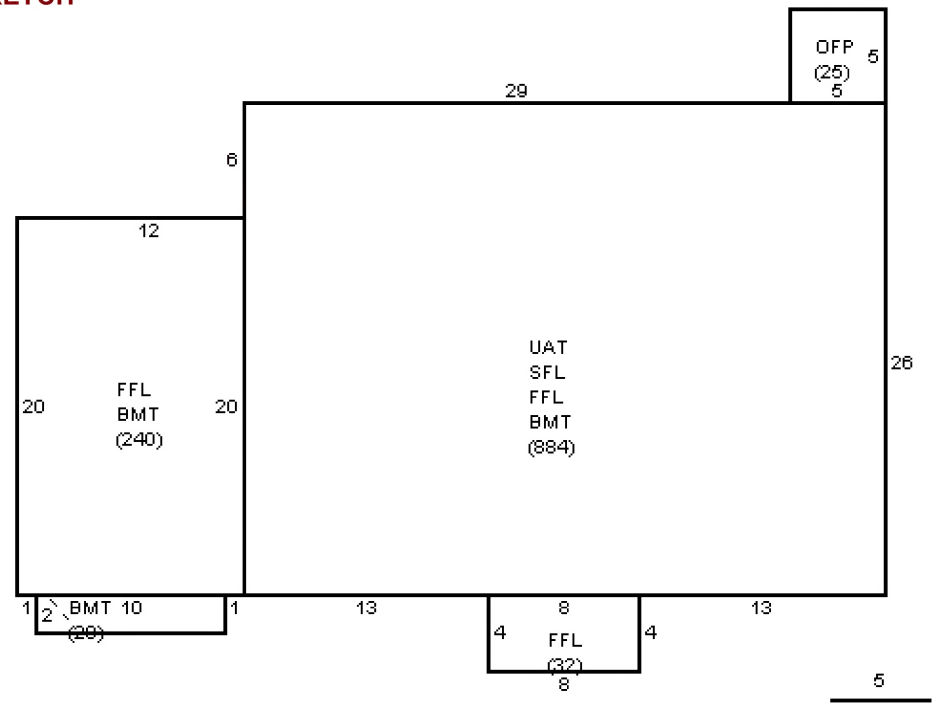
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 191.96 |
| Special Features: | 0 | Val/Su Net: | 162.07 |
| Final Total: | 555900 | Val/Su SzAd | 272.50 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,156 | 144.330 | 166,850 |
| BMT | Basement | 1,144 | 43.300 | 49,535 |
| SFL | Second Floor | 884 | 144.330 | 127,591 |
| UAT | Upper Attic | 221 | 57.730 | 12,759 |
| OFP | Open Porch | 25 | 43.620 | 1,091 |
| | Net Sketched Area: | 3,430 | Total: | 357,826 |
| Size Ad | 2040 | Gross Are | 4093 | FinArea 2040 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

096.0-0004-0009.A

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|